

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Da Vall Estates*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*b. USGS 7.5' Quad

\*c. Address *37-800 Da Vall Drive*

\*e. Other Locational Data: Assessor's Parcel Number Block: Lot:

\*a. County *Riverside*

Date:

City *Rancho Mirage*

Zip *92270*

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

*Located in the Tamarisk Country Club area, the Da Vall Estates complex consists of five one-story, four-unit condominium buildings, each based on a four-pointed star. A medium-pitched, side-gabled, A-frame roof extends dramatically to a point at each of the four wings. Exposed, notched beam-ends project beyond deep overhangs. Medium-smooth stucco and T-111 grooved plywood sheathes the exteriors. Windows are aluminum-framed floor to ceiling fixed and sliding sashes, some with жалousies. Clerestory windows provide additional light and views. Entrance doors are solid wood. Exterior chimneys of square concrete block project from elevations creating a triangular form. Concrete paths radiate from a common, irregularly shaped swimming pool to each building. An asphalt driveway with marked spaces surrounds the entire property. Lush landscaping consists of lawns, citrus trees, Washingtonia filifera and fan palms, flowering shrubs, and clipped hedges. The complex appears original and in excellent condition.*

\*P3b. Resource Attributes: (list attributes and codes) *HP3. Multiple-family Property*

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Description of Photo:** (view and date)  
*East elevation  
August 2002*

\*P6. Date Constructed/Age and Sources:  historic  
*1961/ Source: Metroscan*

\*P7. Owner and Address:  
*Da Vall Estates  
35688 Cathedral Canyon Drive,  
#120  
Cathedral City, CA 92234*

\*P8. Recorded by:  
*P. Moruzzi, T. Grimes, L. Heumann  
Leslie Heumann and Associates  
600 N. Sierra Bonita Ave.  
Los Angeles, CA 90036*

\*P9. Date Recorded:  
*September 23, 2002*

\*P10. Survey Type:  
*Intensive Survey .*

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
*None.*

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 4S1

\*Resource Name or #: *Da Vall Estates*

B1. Historic Name: *Da Vall Estates*

B2. Common Name: *Same*

B3. Original Use: *Multiple-family Property*

B4. Present Use: *Multiple-family Property*

\*B5. Architectural Style: *Modern*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1961.*

*Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.*

*No subsequent building permits for exterior alterations found.*

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

*None.*

B9a. Architect: *Val Powelson*

b. Builder: *Robert Marx*

\*B10. Significance: Theme *Country Club Era*

Area *Rancho Mirage*

Period of Significance: *1951 - 1973* Property Type: *Multiple-family Residence* Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Da Vall Estates are architecturally significant for their association with architect Val Powelson and his dramatic brand of Modernism and for their illustration of an influential Rancho Mirage building type. Architect Powelson designed Da Vall Estates in 1961. Powelson was in partnership with contractor/builder Robert Marx who together formed the MarVal Company. Marx, son of Gummo, one of the famed Marx Brothers (four of whom had houses in Rancho Mirage), was the builder of a number of residences in the Rancho Mirage area including custom homes in the Tamarisk, Thunderbird Country Club, and Thunderbird Heights areas.*

*Da Vall Estates is stylistically similar to two other Powelson commissions, both single-family residences: the 1961 Maranz Residence (70-551 Tamarisk Lane) and the 1957 Gummo Marx Residence (37-130 Palm View Drive). All three projects share*

*(See Continuation Sheet 3 of 3.)*

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

*City of Rancho Mirage Building Permits*

*Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.*

*1961 Palm Springs "Yellow Book" Directory.*

*Interview with Robert Marx, October 30, 2002.*

*Interview with Bill Marx, October 25, 2002.*

*Architectural Digest, Volume XIX, Number 1, September 1962, pp-90-91.*

B13. Remarks:

\*B14. Evaluator: *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

\*Date of Evaluation: *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

**\*B10. Significance (continued):**

*a steeply pitched gabled roof that projects to a sharp point supported by an exposed beam at the apex. In addition, all three were projects of the MarVal Company and are located in the Tamarisk Country Club area. According to Bill Marx, Harpo's son, Da Vall Estates was built on land owned by Joe Blumenfeld, the owner of the adjacent Wonder Palms Hotel.*

*In 1962, Architectural Digest published photographs of the interior of a unit owned by Mr. and Mrs. Seaman Kaye. The steep upward pitch of the A-frame ceiling is clearly evident and adds to the drama of the interior. Powelson's use of a four-pointed star configuration is a highly unusual, but effective, means of bringing light, volume, and, in some cases, extraordinary views to what might have become ordinary condominium units. In addition to architectural design, the site planning allows for a lush, park-like setting with extensive lawns and mature trees.*

*The property appears eligible for designation under an existing or proposed local ordinance. In addition, the resource may become eligible for separate listing in the National Register of Historic Places when the property becomes old enough to meet the Register's 50-year requirement (a "4S1" National Register Status Code). The resource would appear to be eligible under National Register Criterion C because Da Vall Estates is a virtually original and intact example of Val Powelson's unique Modern architectural design and site planning from 1961.*